

PROPOSAL TO VARY  
Joe Delsanter & Chris Mattern  
Property located at 7737 Ridge Road  
June 14, 2022

The Parma Board of Zoning Appeals met on Tuesday June 14, 2022 at 6:34pm and PROPOSED TO “VARY, subject to the provisions of amended Ordinance 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANTS Joe Delsanter, 3840 Magnolia Drive, Brunswick, OH and Chris Mattern, 4753 Autumn Lane (Owner) Brooklyn, OH. PPN 454-25-002

After discussion Mr. Mastrobuono made the following recommendation:

“I make a motion that we recommend to Council to grant Joe Delsanter, 3840 Magnolia Dr, Brunswick, OH 44212 has requested a “USE” variance of the City of Parma Codified Ordinances of Section 1153.02 - SINGLE-FAMILY HOUSE DISTRICTS-PRINCIPAL USES AND BUILDINGS. The request is to allow for rebuilding, if destroyed, of 2 existing three-family homes in Single-Family Zoning District for property located at 7737 Ridge Rd. Within any Single-Family House District, no building or premises shall be erected, used, arranged or designed to be used, in whole or in part, for other than single-family detached dwellings. This variance would result in allowing to rebuild 2-three-family residences in Single-Family Zoning District. The PPN is 454-25-002. The essential character of the neighborhood would not be substantially altered, that the property owner’s predicament cannot be obviated in any other method and the spirit and intent behind the Zoning Board requirements would be observed and substantial justice done by granting this variance.”

Mr. Yurkiw second the motion. Mrs. Green, Mr. Yurkiw, Mr. Ziefle, Mr. Mastrobuono and Mr. O’Connor votes yes.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variances will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.